025.0	0006	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	913,700 / 913,700
					USE VALUE:	913,700 / 913,700
					ASSESSED:	913,700 / 913,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASSIDY ROBERT
Owner 2:	
Owner 3:	
Street 1:	29 WINDSOR ST #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LETTERI LAURENCE F -
Owner 2:	-
Street 1:	29 WINDSOR ST #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2590 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	454,400	3,300	456,000	913,700
Total Card	0.115	454,400	3,300	456,000	913,700
Total Parcel	0.115	454,400	3,300	456,000	913,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.77 | /Parcel: 352.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17207

GIS Ref

GIS Ref

Insp Date 07/29/17

!2104!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0006-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	454,300	3300	5,000.	456,000	913,600	913,600	Year End Roll	12/18/2019
2019	104	FV	351,800	3300	5,000.	484,500	839,600	839,600	Year End Roll	1/3/2019
2018	104	FV	351,800	3300	5,000.	353,400	708,500	708,500	Year End Roll	12/20/2017
2017	104	FV	329,400	3300	5,000.	307,800	640,500	640,500	Year End Roll	1/3/2017
2016	104	FV	329,400	3300	5,000.	262,200	594,900	594,900	Year End	1/4/2016
2015	104	FV	292,600	3300	5,000.	256,500	552,400	552,400	Year End Roll	12/11/2014
2014	104	FV	292,600	3300	5,000.	210,900	506,800	506,800	Year End Roll	12/16/2013
2013	104	FV	304,800	3300	5,000.	200,600	508,700	508,700		12/13/2012

PRINT

Date	Time
12/10/20	17:35:56

LAST REV

Date	Time
12/05/18	13:44:38

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2104

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LETTERI LAURENC	70919-357		4/26/2018	Convenience	1	No	No		Laurence Letteri dod 9/6/2018
LETTERI MARGUER	24661-497		6/30/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	17207
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/5/2018	Mail Update	MM	Mary M
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	294	PATRIOT
11/8/1999	Inspected	267	PATRIOT
10/11/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08532333
Const Adj.:	1.00340569
Adj $ / SQ:	185.133
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658517
Depreciation:	204140
Depreciated Total:	454376

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

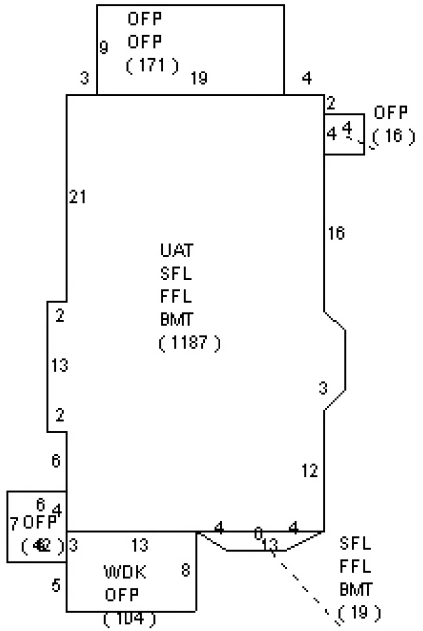
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.13
Special Features:	0	Val/Su Net:	100.46
Final Total:	454400	Val/Su SzAd	188.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,206	55.540	66,981
FFL	First Floor	1,206	185.130	223,271
SFL	Second Floor	1,206	185.130	223,271
OFP	Open Porch	504	19.840	10,000
UAT	Upper Attic	297	107.380	31,864
WDK	Deck	104	15.670	1,630

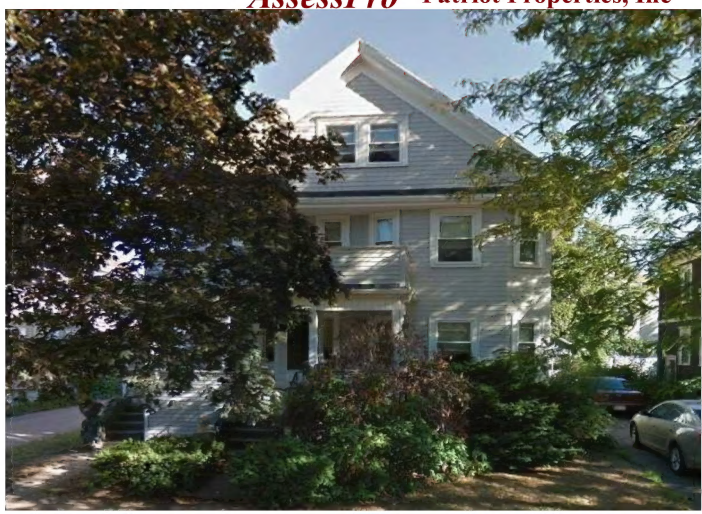
Net Sketched Area:	4,523			Total:	557,017
Size Ad	2412	Gross Are	5413	FinArea	2590

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0006-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1915	27.50	T	40	104			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300